

DOCUMENT # 5234
ADOPTED 12/24/89

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

**RE: MODIFICATION OF THE URBAN RENEWAL PLAN OF THE
SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-
56, AUTHORIZATION TO PROCLAIM BY CERTIFICATE THIS
MINOR MODIFICATION**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area was adopted by the Boston Redevelopment Authority on September 23, 1965 and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter XII of said Plan entitled: "Modification and Termination" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, it is the opinion of the Boston Redevelopment Authority that the minor modification with respect to Parcels 29A, SE-70 and SE-71 is consistent with the objectives of the South End Urban Renewal Plan; and

WHEREAS, the Boston Redevelopment Authority is cognizant to Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment;

WHEREAS, the proposed amendment to the plan is a minor change and may be adopted within the discretion of the Boston Redevelopment Authority pursuant to Section 1201 of said Plan; and

WHEREAS, the proposed amendments to the Plan are necessary to effectuate the redevelopment of Parcels 29A, SE-70 and SE-71;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY,

1. That pursuant to Section 1201 thereof of the South End Urban Renewal Plan, Mass. R-56, be, and hereby is, amended as follows:

a. Chapter VI, "Land Use, Building Requirements, and Other Controls," Section 602, Table A, "Land Use and Building Requirements" is hereby modified by adding Parcels 29A, SE-70 and SE-71 to Table A and by specifying that the permitted Land Use for the parcels shall be subject to zoning regulations; and

b. Chapter VI, "Land Use, Building Requirements, and Other Controls," Section 602, "Table A: Land Use and Building Requirements" is hereby modified as shown on Exhibit A attached; and

c. Map 2, "Proposed Land Use" is hereby modified by changing the permitted Land Use on Parcels 29A, SE-70 and SE-71. Parcel 29A shall be changed to include residential and parking uses. Parcels SE-70 and SE-71 shall be changed to include commercial and parking uses; and

2. That the proposed modification is found to be a minor modification which does not, substantially or materially, alter or change the Plan; and

3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect; and

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and, further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment; and

5. That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, 7207.1, dated August, 1974.

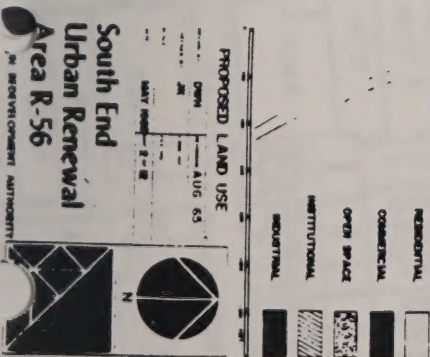


EXHIBIT A

TABLE A: LAND USE AND BUILDING REQUIREMENTS

<u>Reuse Parcel Number</u>	<u>Permitted Land Use</u>	<u>Mimimum Set-Back (in ft.)</u>	<u>Height (in ft.)</u> <u>Min. Max.</u>	<u>Max. Net Density</u>	<u>Min. Parking Ratio</u>	<u>Planning & Design Requirement</u>
29a	Z	Z	NA Z	AA	NA	B
SE-70	Z	Z	NA Z	AA	NA	B
SE-71	Z	Z	NA Z	AA	NA	B

Abbreviations: NA - Not applicable
 Z - Subject to Zoning Regulations
 AA - Subject to Authority Approval
 B - Development shall be consistent and compatible with surrounding development respecting material, form and scale, subject to Authority approval

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MEMORANDUM

DECEMBER 14, 1989

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: THOMAS O'MALLEY, ACTING ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
MINOR MODIFICATION OF THE SOUTH END URBAN RENEWAL
PLAN, PARCELS 29A, SE-70 AND SE-71

SUMMARY: THIS MEMORANDUM REQUESTS THAT THE BOSTON REDEVELOPMENT AUTHORITY (BRA) ADOPT A MINOR MODIFICATION OF THE SOUTH END URBAN RENEWAL PLAN WITH RESPECT TO PARCELS 29A, SE-70 AND SE-71 (BOUNDED BY WASHINGTON STREET AND NORTHAMPTON STREET) AND THAT THE BRA AUTHORIZE THE DIRECTOR TO PROCLAIM BY CERTIFICATE THIS MINOR MODIFICATION.

Parcel 29A, located at 1797-1815 Washington Street, consists of approximately 24,040 square feet of vacant land. Parcels SE-70 and SE-71, located at 1777-1789 Washington Street and 133-141 Northampton Street, consist of a four-and-one-half story building and a two-story building on approximately 11,915 square feet of land. There are three businesses on the site. The three parcels are scheduled to be developed as part of the BRA's South End Neighborhood Housing Initiative (SENHI) and are in the South End Urban Renewal Area, Project No. Mass. R-56.

According to Chapter IV, Section 403 of the South End Urban Renewal Plan ("the Plan"), property not designated for acquisition as shown on the Property Map may be acquired by the BRA if such property is not made to conform to the rehabilitation standards set forth in Chapter VIII. Such an acquisition can be made only upon a finding that the property owner has failed to conform to the rehabilitation standards and that the property is blighted, decadent and exhibits deteriorating conditions. Parcels SE-70 and SE-71 were acquired for rehabilitation.

On November 16, 1989, Roxbury Corners Limited Partnership was granted final designation as redeveloper of Parcels 29A, SE-70 and SE-71 and the Board authorized the Director to enter into a Land Disposition Agreement with the redeveloper which set forth controls relating to use and development consistent with the requirements and controls imposed upon similar property by provisions of the Plan. On November 30, 1989, the BRA authorized

the Director to execute a confirmatory taking of Parcels 29A, SE-70 and SE-71.

The developer intends to create 54 limited-equity cooperative housing units, 5889 square feet of commercial space and 19 surface parking spaces. Of the 54 housing units, 22 will be made available for low-income families and 19 will be made available for moderate-income families. There will be two studio units, five one-bedroom units, 25 two-bedroom units, 19 three-bedroom units and three four-bedroom units.

According to Map 2 entitled "Proposed Land Use," Parcel 29A is designated for commercial use and Parcels SE-70 and SE-71 are designated for residential use.

Section 404 of the Plan directs the BRA to establish controls relating to land use and building requirements for properties acquired pursuant to Section 403 of the Plan as are consistent with the requirements and controls imposed upon similar property by provisions of the Plan. The proposed modification to the Plan is to make the parcels subject to the same controls generally applicable in the Plan.

The changes to Section 602, Table A, "Land Use, and Building Requirements" are for the purpose of establishing controls relating to land use and building requirements in accordance with Section 404 of the Plan. Parcels 29A, SE-70 and SE-71 are added to Table A and the permitted land uses for the three parcels shall be subject to zoning regulations.

To proceed with the intended plans for the proposed project, it is recommended that: (1) Map 2, "Proposed Land Use," be modified by changing the permitted Land Use on Parcels 29A and SE-70 and SE-71: (a) Parcel 29A shall be changed to include residential and parking uses in addition to the commercial use and (b) Parcels SE-70 and SE-71 shall be changed to include commercial and parking uses; and (2) said parcels be added to Section 602 thereof, Table A, "Land Use and Building Requirements". These changes will not, substantially or materially, change or alter the approved South End Urban Renewal Plan.

Section 1201 of the South End Urban Renewal Plan provides that minor modifications may be made at any time by the BRA when such modifications are found to be, in the reasonable opinion of the BRA, minor, and not substantial or material alterations of the Plan.

It is, therefore, recommended that the BRA adopt the attached Resolution modifying the South End Urban Renewal Plan by:

(1) modifying Map 2 to reflect that Parcel 29A will be used for residential, commercial and parking instead of solely commercial use; (2) modifying Map 2 to reflect that Parcels SE-70 and SE-71 will be used for residential, commercial and parking

instead of solely residential use; (3) modifying Section 602 thereof, Table A, "Land Use and Building Requirements"; and (4) authorizing the Director to proclaim the same.

An appropriate resolution is attached.

b. Map No. 2 "Proposed Land Use" is hereby modified by changing the designation thereof of Parcel RE-7B to be used for "Residential and Underground Parking and Related Accessory Uses"; and

c. Chapter VI, "Land Use, Building Requirement and Other Controls," Section 602, Table A "Land Use, and Building Requirements" is hereby modified: (1) subdividing the Parcel RE-7 into Parcels RE-7A, and RE-7B; (2) changing the permitted land use allowed for Parcel RE-7B to "Residential and Underground Parking and Related Accessory Uses"; (3) deleting the maximum height set forth in Table A and inserting in place thereof "60 feet"; (4) deleting the minimum parking ratio set forth in table A and inserting in place thereof ".6"; and (5) deleting item "F" of the Planning and Design Requirements set forth in Table A;

2. That the proposed modification is found to be a minor modification which does not, substantially or materially, alter or change the Plan;

3. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect;

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and, further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment;

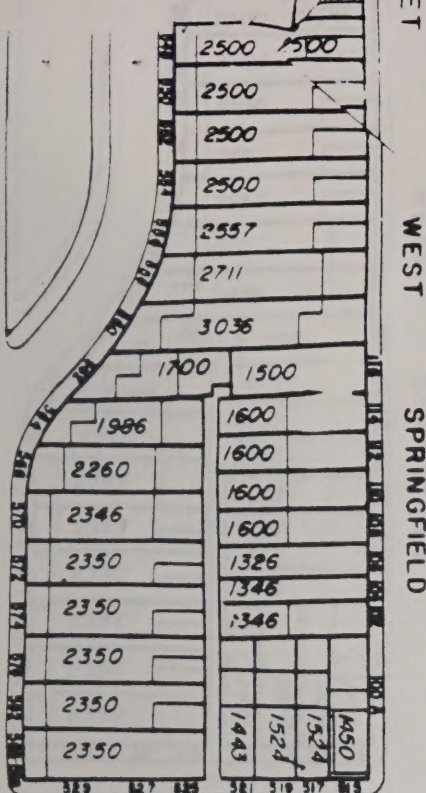
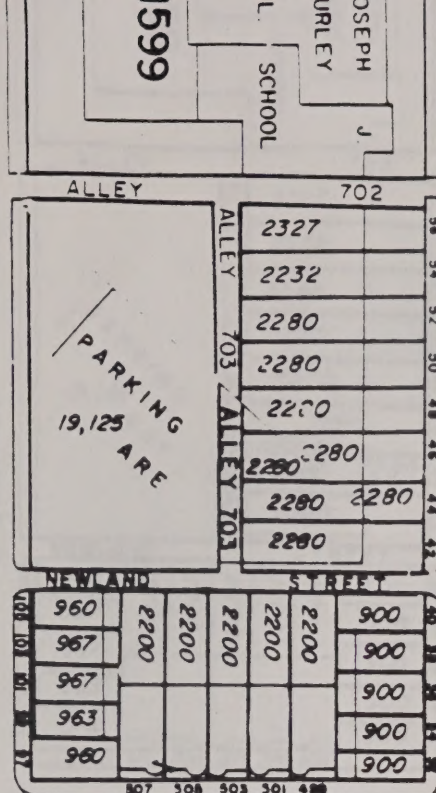
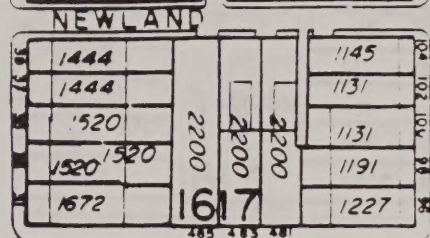
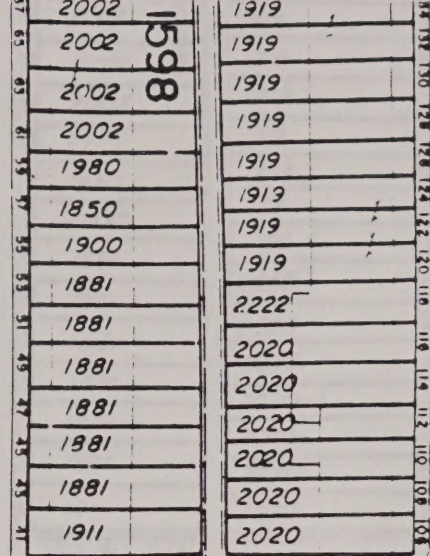
5. That it is hereby found and determined that the proposed development is consistent and compatible with surrounding development respecting material, form and scale;

6. That it is hereby found and determined that the Final Working Drawings, Plans, and Specifications for the proposed project to be located on Parcel RE-7B, including, without limitation, parking plans and specifications, meet the maximum net density requirement of said Plan, and all other planning and design requirements of said Plan. It is further found and determined that the intention of the provisions in said Plan regarding parking has been substantially met;

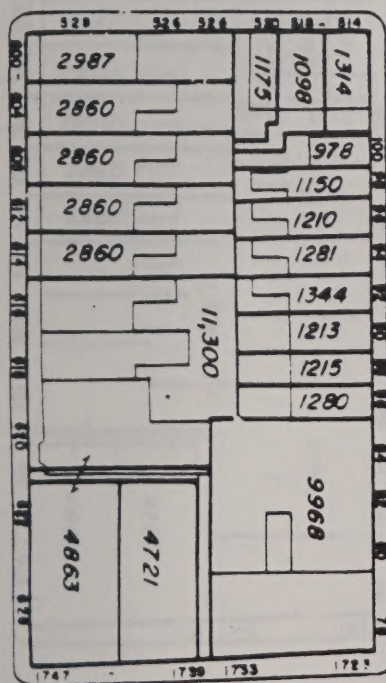
7. That it is hereby found and determined that the Final Working Drawings, Plans, and Specifications for the proposed project to be located on Parcel RE-7B conform in all respects to said Plan, as amended, and that the Final Working Drawings and Specifications for the proposed development be, and they hereby are, approved; and

8. That the Director be, and hereby is, authorized to proclaim by certificate these minor modifications of the Plan, all in accordance with the provisions of the Urban Renewal Handbook, 7207.1, Circular dated August, 1974.

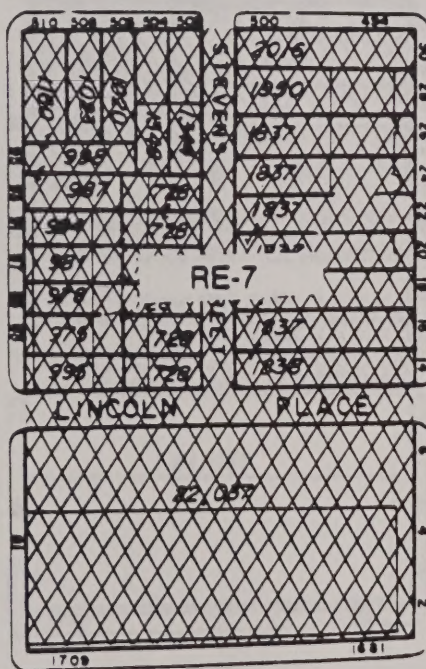
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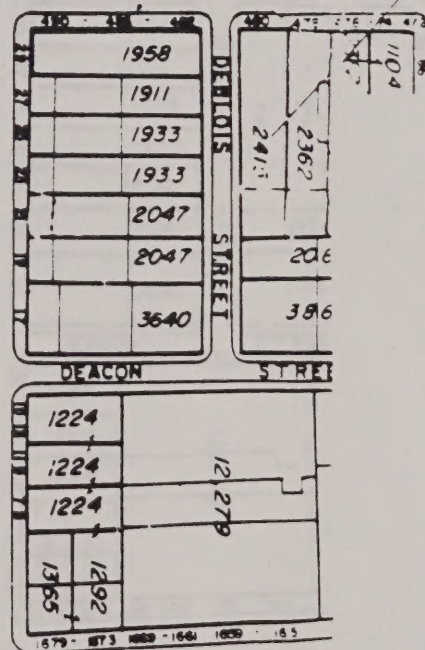
SHAWMUT



AVENUE

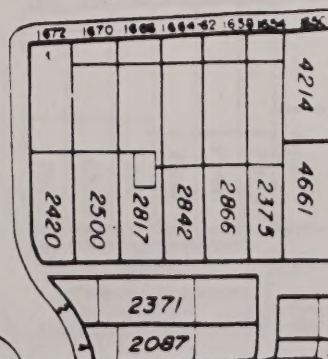


WORCESTER

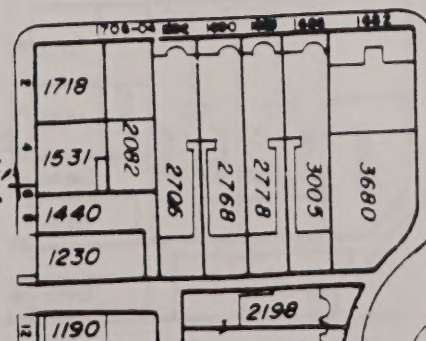


STREET

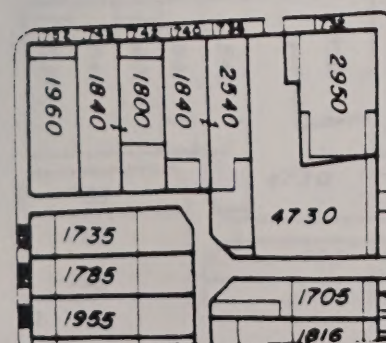
STREET



EAST



WASHINGTON



SHAWMUT

AVENUE

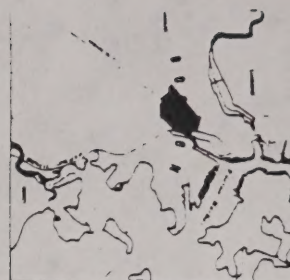
WASHINGTON

STREET

CONCORD

STREET

STREET



PROPOSED LAND USE

OPEN
MAY 63
AUG 63

**South End
Urban Renewal
Area R-56**

LEGEND

- RESIDENTIAL
- COMMERCIAL
- OPEN SPACE
- INSTITUTIONAL
- INDUSTRIAL

Scale: 0 100 200 Feet

North Arrow

SECTION REVENUE/COMMITTEE AUTHORITY

